

Site Facts

Acreage: 240 acres, 107 buildable acres

Location: NEQ of Alico Road and Airport Haul Road – Ft. Myers, FL

Parcel ID: 06-46-26-00-00001.0030

Entitlements: Zoned Planned Development – Mixed Use. The Zoning Resolution provides for 1,200,000sf of industrial and 240,000 sf of commercial of which 50,000 can be retail on the Alico Road frontage.

Road Frontage: 1,600 frontage feet on Alico Road with two access points, approximately one mile of frontage on Airport Haul Road.

Utilities: Alico Road 4-lane widening to completed 2017/2018. Force main expansion complete.

Why ITEC?

ITEC is positioned to be Southwest Florida's premier business park.

Restrictive covenants provide architectural control and protect the property owner's investment.

Eco-conscious features demonstrate a commitment to sustainability while lowering energy-related common expenses.

Over 700,000 workers live within 30 minutes of the site.

North-south connectivity via Ben Hill Griffin Parkway, I-75 and Three Oaks Parkway provides ease of access.

ITEC is within 15 minutes of Southwest Florida International Airport, and 10 minutes of Florida Gulf Coast University.

CenturyLink's Fiber Plus network offers speeds in excess of 1 Gig.

Much consideration has been given to the security of your business. Cameras are discreetly stationed throughout the park's common areas.

Users will be grouped according to intensity of use to ensure compatibility.

The park has upscale features though prices will remain affordable.

The seasoned development team has more than 50 years combined local experience.

Demographics Within a 5 Mile Radius

- ✓ 2015 Total Population: **43,103**
- ✓ % Population Change 2010-2015: **14.06%**
- ✓ 2015 Housing Units: **9,080**
- ✓ 2015 Household Income Average: **\$82,878**



CenturyLink Options

NETWORK

- ✓ Global Tier 1 Public and Private Internet, MPLS and Ethernet connectivity
- ✓ OC-192 GigE IP network, dual redundant 100 Gbps backbone
- ✓ SD-WAN
- ✓ Hosted Area Network
- ✓ Multi-layered Security: Managed Firewalls, Log Management, DDoS Mitigation, Authentication Services
- ✓ Voice, Collaboration, and Data Services

CUSTOMER PREMISES EQUIPMENT (CPE)

- ✓ Industry Leader with Equipment Partners
- ✓ On Premises and In Data Centers
- ✓ Installation and Maintenance Offerings
- ✓ CPEaaS / Infrastructure-as-a-Service

VOICE & COLLABORATION

- ✓ 15+ years Delivering High Quality VoIP Solutions
- ✓ 3+ Billion VoIP Minutes of Use per Month
- ✓ 8,000+ Local Rate Centers
- ✓ Diverse Next Gen VoIP Portfolio with Flexible Options to Fit Customer Needs

MANAGED HOSTING

- ✓ 57 Global Data Centers
- ✓ Windows, Linux, and Solaris Operating Systems
- ✓ Hardware and Hardware + OS Management
- ✓ Database MySQL, Oracle RDBM
- ✓ NAS, SAN, Cloud Object Storage
- ✓ Backup & Archiving

SECURITY

- ✓ Security Consulting Services
- ✓ Network & Cloud-based Security
- ✓ Managed Security Services
- ✓ Security Incident & Event Monitoring & Response
- ✓ 24/7 Follow-the-Sun Threat Monitoring & Support

IT SERVICES

- ✓ IT Strategy & Management
- ✓ Planning & IT Requirements
- ✓ Architecture & Design
- ✓ Deployment On Premises, CenturyLink
- ✓ Testing
- ✓ Development Applications & Systems
- ✓ Maintenance
- ✓ Operations